

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
FEBRUARY 24, 2009
MINUTES**

BOARD MEMBERS

Present: Matt Klein, Larry Rauch, Michael Tansey and Paul Vert.

Absent: Ernie Doizaki, Richard Gardner, Donald Kanner, Howard Klein, Richard Meruelo, Bill Shinbane and Mark Shinbane.

STAFF: Herlinda Chico, Raquel King, Estela Lopez and Vicky McCormick.

CONSULTANTS: Qathryn Brehm and Ken Coelho.

GUESTS: LAPD Officer Mark Hyland, and Officer Rick Madrigal. Elena Stern and the Para Los Niños Staff.

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:10pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

Introduction of Captain Blake Chow:

Lopez introduced new LAPD Central Area Captain Blake Chow. Captain Chow informed the Board that this would be his third tour with Central Area. Captain Chow stated that his philosophy as area Captain is to partner with the BIDs, building managers and residents of Downtown Los Angeles to address public safety issues. Captain Chow stated that although crime is an important issue in the area, it is not the only issue impacting the area; quality of life issues must be addressed as well.

Captain Chow informed the Board that crime in Central Area is down 13%. He also stated that foot beats would be deployed by the SCI team.

Rauch expressed that CCEA and the property owners are very supportive of LAPD's efforts, and encouraged Captain Chow to call upon the community when he needs support.

Lopez stated that because of the RAND study, there is now quantifiable evidence of how BIDs reduce crime. Lopez expressed that Captain Chow has great ideas for the next level of the LAPD/BID partnership.

LAPD Newton Area Update:

LAPD Newton Area Senior Lead Officer Mark Hyland reported that Central Bureau is working on a new graffiti project. The project is designed to address the various acts of tagging and gang graffiti that take place on private and public property daily. LAPD will be questioning individuals currently on probation for tagging/graffiti. Officer Hyland encouraged the Board to report instances of tagging/graffiti to the LAPD, and it would be helpful to obtain a license plate if the suspects are in a vehicle.

Vert publicly thanked Officer Hyland for his great support of the BIDs renewal efforts.

Para los Niños:

Elena Stern thanked the BID for their support and assistance with escorting the students from one site to another. Stern informed the Board that PLN has been on Skid Row for 29 years, have 28 sites throughout California, and 13 program sites in Skid Row. Stern stated that PLN is looking for a location for its Charter Middle School. The first class of fifty is stationed at the elementary school on 7th & Alameda, but need a separate facility to accommodate the next 175 students.

Inner City Arts has offered to host the Charter Middle School until a location is found. If more space is required than what Inner

City Arts can offer, there are several vacant properties along Kohler Street on the same block as Inner City Arts.

PLN's consultant Sheree Franklin reported that a location at 726-732 Kohler is a possibility. It is a closed office building with its own parking lot. The property would require a conditional use permit because it is in a M2 zone. Franklin stated that she would be seeking letters of support from CCEA, as well as businesses around the site.

Rauch motioned to support the PLN Charter Middle School location, and Tansey seconded. The Board unanimously approved.

III. APPROVAL OF MINUTES

Tansey made a motion to approve the January 27, 2009 minutes, and Rauch seconded. The Board unanimously approved.

IV. FINANCE

Coelho reported that Toy ended 2008 with \$8,800 of assessment receivables. DID received assessment income for 2007 and 2008 delinquencies in February 2009; \$7,500 for 2008; \$5,900 from 2007; and an additional \$1,500 of penalty and interest income; the 2008 Assessment Receivable balance for DID is just over \$75,000.

DID received \$534,000 (\$564,000 less City fees) of its first batch of assessment revenue in early Feb. Coelho stated that the BID did not have to use a line of credit to cover December and January invoices.

Coelho reported that Toy collected \$215,000 of assessment revenue (\$227,000 less City fees).

Coelho informed the Board that he revised the DID budget by increasing the delinquency rate. The rate was 2% (or \$30,000), but was increased to \$80,000, which is more realistic and conservative.

Coelho reported that in January DID security and maintenance was under budget because invoices were not received until February 2009. DID ended January with \$18,000 cash, after all expenses and accruals were paid.

In January Toy was also under budget in maintenance and security due to receiving invoices in February 2009.

Coelho reported that there is enough money in the bank accounts to pay for four months of budgeted expenses in each BID, and within those months additional funds will be received.

Coelho informed the Board that there is \$13,000 in the private account. \$11,000 will be repaid for the Arts District BID establishment in February, bringing the total to \$24,000.

2009 member dues receivable at 1/31/09 are \$63,750. \$37,500 has been received in January. Kanner and Meruelo 2008 2nd half and 1st half 2009 are still outstanding.

Coelho reported that \$13,000 was received from LAHSA for the Check In Center. Coelho stated that projecting to year-end, there will be positive cash balances in all accounts.

V. DID BID RENEWAL

Lopez informed the Board that the petitions have been out for two weeks, and the BID has received 30% support thus far.

VI. OPERATIONS

Public Safety:

McCormick compared January 2008 and January 2009 statistical data. She stated that in the Toy District loitering and citizen assistance (directions) increased in January 2009. The number of shopping carts and milk crates collected decreased in January 2009, as well as abandoned property.

In DID there were 2,300 responses in January 2009, and 1,500 in January 2008. Encampments increased due to the holiday

season, the numbers should decrease in February. Loitering increased in January 2009. The number of shopping carts collected decreased.

Rauch reported that vehicles parked in the LA Cold Storage parking lot were broken into in the AM.

Maintenance:

McCormick reported that the number of trash bags collected in January 2009 in the Toy District is 3,575, compared to 2,701 collected in January 2008. McCormick informed the Board that BID also collected five vending carts, 1,000 pirated DVD's, and 40 bulky items.

In DID, 282 bulky items were collected. The number of trash bags collected in January 2009 is 2,722, compared to 2,221 in January 2008.

Lopez invited the Board to attend the March 4th Skid Row Walk. Participants will be touring Central Station's surveillance camera room.

Lopez informed the Board that she was contacted by the architectural firm that designed the Staples Center. The architects expressed interest in taking on the CCEA Check-In Center as a project. They want to re-design the warehouse so that space can be utilized more efficiently.

VII. OLD BUSINESS

Brehm reported that the CCE DASH route 6-month trial basis is almost over. Ridership continues to be low, averaging 5 riders per month. The decision to continue or discontinue the route will go to the transportation committee, then to the City Council, and a decision will be rendered.

Brehm informed the Board that she had taken several people from throughout downtown on the DASH route to demonstrate the link it provides to a number of districts including the Arts

District with the Fashion District, and the Fashion District with Little Tokyo.

Brehm informed the Board that the most recent quarterly newsletter is available on-line.

VIII. ADJOURNMENT- The meeting of the Board was adjourned at 1:20pm.